



**Schenectady Metroplex Development Authority
Board Meeting Minutes
December 14, 2022**

Present: Ray Gillen, Karen Zalewski-Wildzunas, Brad Lewis, Neil Golub, Michael Angelozzi, Sharon Jordan, Nancy Casso and Hayward Horton

Absent: Robert Dieterich, Steven Rifenburg, Michael Angelozzi, and Todd Edwards

Others: Tonia Lehoisky, David Hogenkamp, Jennifer Medler, and Danielle Walsh

Call to Order: Mr. Gillen called the meeting to order at 5:35 p.m.

1. Approval of Minutes: Mr. Golub made the motion to approve the minutes of the November 9, 2022, meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of November 30, 2022. Revenues have exceeded budget projections and operating expenses are well in hand for the year to date with cash on hand at \$6.32 million. Predevelopment expenses continue to track below budget. Mr. Lewis moved to accept the Treasurers Report, seconded by Ms. Jordan, and approved unanimously.

3. Town of Rotterdam Project: Resolution 1595-22 —Hold a Public Hearing

Resolution 1595-22 authorized holding a public hearing for consideration of Metroplex providing a real property tax agreement which would cover the 325-acre portion of the campus located in the Town of Rotterdam. Ms. Jordan moved to approve Resolution 1595-22, seconded by Mr. Lewis, and following discussion was approved.

4. Rotterdam Junction Project: Resolution 1596-22 —Hold a Public Hearing

The resolution authorized holding a public hearing to consider a real property tax agreement for a 73-acre manufacturing facility located in Rotterdam Junction. Ms. Jordan moved to approve Resolution 1595-22, seconded by Mr. Lewis, and following discussion was approved unanimously.

5. Momentive Performance Materials Inc. Relocation Project: Resolution 1597-22 — Amend the General Project Plan

Resolution 1597-22 increased the grant to the company by \$225,000. The original Board approval in June inadvertently omitted funding for a portion of real property taxes due in January 2023. Mr. Horton moved Resolution 1597-22, seconded by Mr. Lewis. Following brief discussion, Resolution 1597-22 was approved.

6. 1671 Union Street Façade Project: Resolution 1598-22 — Adopt General Project Plan

The project involved façade improvements including siding replacement, updated windows, awnings, signage, and exterior lighting at 1671 Union Street that houses four businesses. Resolution 1598-22 authorized making a \$75,000 matching grant. Mrs. Zalewski-Wildzunas

moved to approve Resolution 1598-22, seconded by Mr. Lewis, which was approved following discussion.

7. Clinton North Parking Lot Project: Resolution 1599-22 — Hold a Public Hearing

The project involved reconstruction of the Metroplex-owned Clinton North surface parking lot including complete lighting replacement, new sidewalks, and reconfiguration of parking spaces. The project budget is \$805,000. Resolution 1599-22 authorized holding a public hearing. Ms. Jordan moved to approve Resolution 1599-22, seconded by Mrs. Zalewski-Wildzunas. Following discussion, Resolution 1599-22 was approved.

8. Barrett Street Sidewalk Project: Resolution 1600-22 — Adopt the General Project Plan

The project would replace 240 linear feet of sidewalk on Barrett Street between Gleason Alley and Boss Alley in the vicinity of The Costumer. The project makes vehicular and pedestrian safety improvements by narrowing the sidewalk and reestablishing the curb. The budget was \$285,000. Mrs. Zalewski-Wildzunas moved to approve Resolution 1600-22, seconded by Ms. Jordan and approved.

9. Downtown Parking Project: Resolution 1601-22 — Adopt 2023 Parking Budget

The Finance Committee recommended adoption of the FY-2023 Parking Budget at its November 15 meeting. The budget reflects a decrease in operating expenses by 6.6 percent and an increase in revenues by 8 percent. Mr. Golub moved Resolution 1601-22; seconded by Mrs. Zalewski-Wildzunas. Following discussion, the parking budget was adopted unanimously.

10. Downtown Schenectady Improvement Corporation: Resolution 1602-22 — Adopt the General Project Plan

Resolution 1602-22 authorized the annual support grant of \$275,000 to DSIC for ongoing street cleaning and maintenance and a supplemental grant of \$112,000 to expand DSIC's outdoor program to support downtown beautification in new service areas. Mr. Golub moved Resolution 1602-22, seconded by Mr. Lewis, and approved following discussion.

11. Downtown Lighting Project: Resolution 1603-22 — Amend the General Project Plan

Resolution 1603-22 increased the previously authorized project budget from \$40,000 to \$70,000. The coordinated lighting effort for downtown Schenectady will involve more technology upgrades than anticipated. Ms. Jordan moved to approve Resolution 1603-22; seconded by Mr. Lewis and approved.

12. Garage Stairwell Project: Resolution 1604-22 — Amend the General Project Plan

Repairs and improvements to the parking garage stairwells were completed last summer. The project was slightly over budget. Resolution 1604-22 increased the budget by \$22,132. Ms. Jordan moved to approve Resolution 1604-22; seconded by Mr. Lewis and approved.

Public Comment: None

Board Comments: Mr. Gillen updated the Board on various projects.

Adjournment: Mr. Golub moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

David Hogenkamp
Project Director